



Carroll Avenue Streetscape Project

Council Work Session
March 15, 2004

Overview

- Design Objectives
 - Design Overview
 - Constraints
 - Cost Estimates
-

Design: Traffic Calming

- Lane narrowing
- Bike lanes
- Trees
- Taller Foliage
- Define street edge
- Curb extensions
- Crosswalks
- Increase pedestrian and bicycle activity

Design: Connectivity

- Takoma Junction to Old Town
- Old Town to Takoma Towers
- Laurel Avenue to Businesses on Carroll
- Sidewalk to Laurel Avenue median
- Columbia Avenue to Park Avenue
- Park Avenue to Tulip Avenue

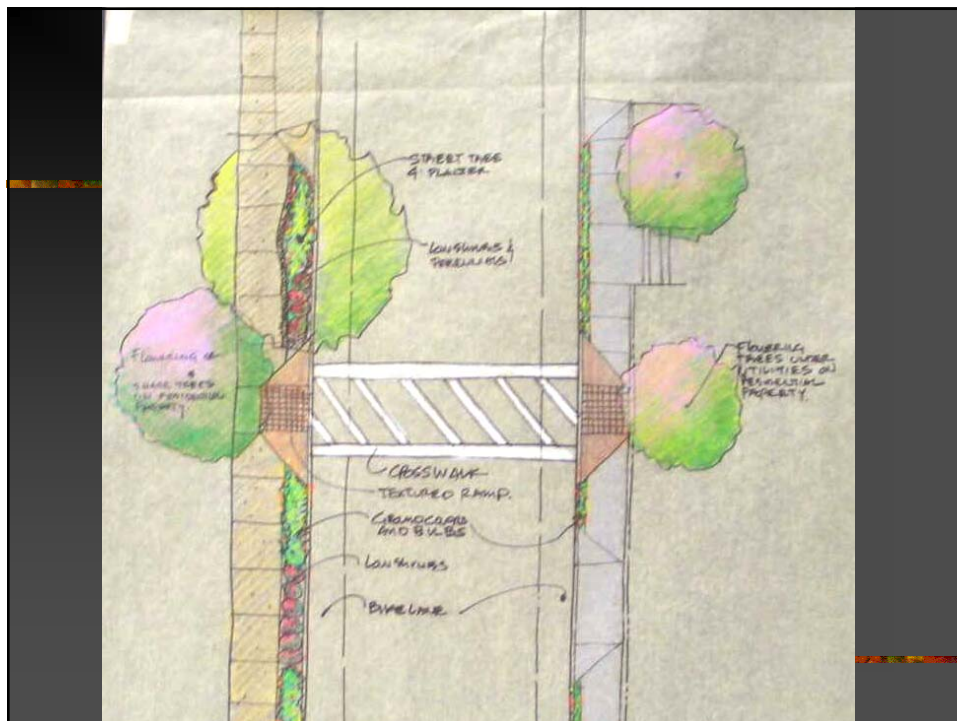
Design: Accessibility

- Wider sidewalks
- Curb ramps
- Crosswalks
- Detectible warnings
- Move driveway aprons that interfere with the slope
- Narrow crosswalk length
- Calm traffic

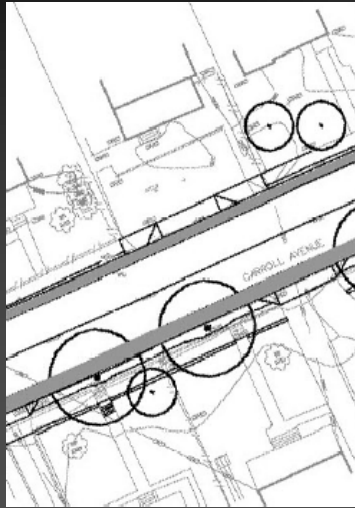
Design: Environment

- Improve plant strips
- Shade walkways and Laurel Avenue
- Increase tree pit size in Old Town
- Reduce icy slopes

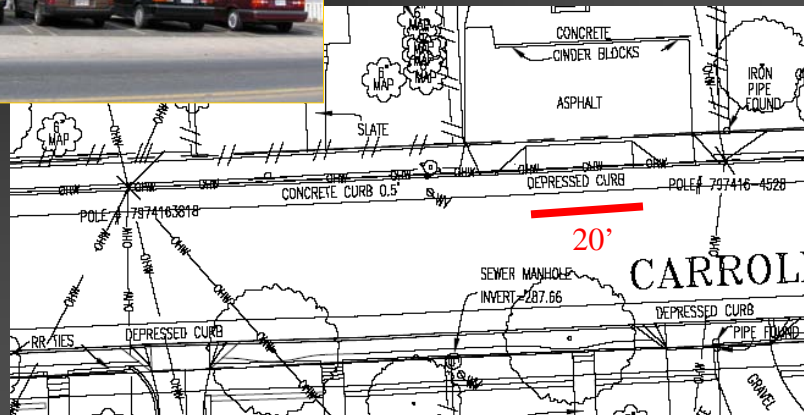
Carroll Avenue Residential



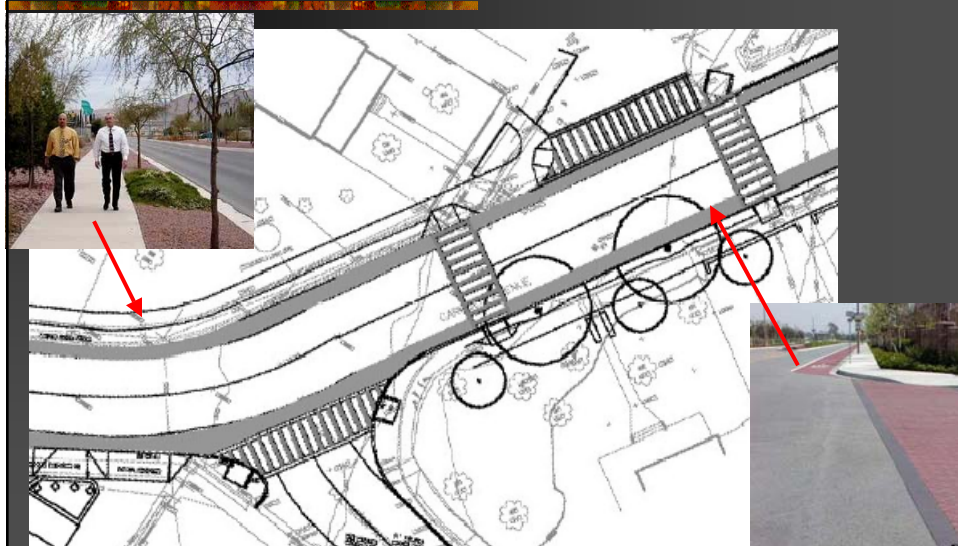
Carroll Ave Residential - Detail



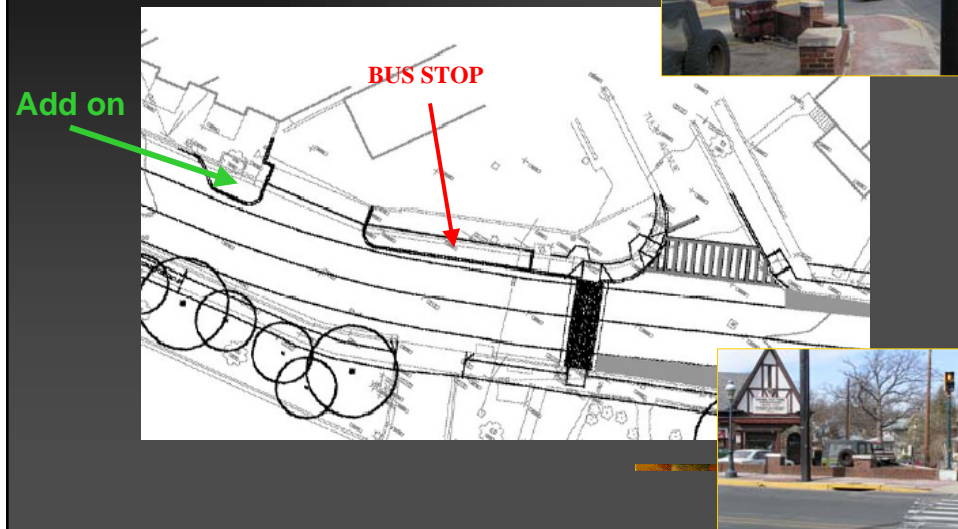
Carroll Avenue Driveways



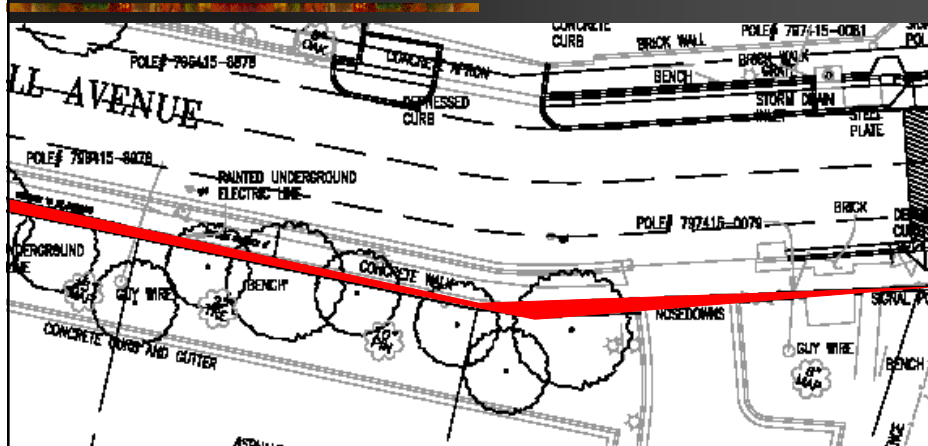
Columbia Avenue Intersection



Tulip Avenue Intersection



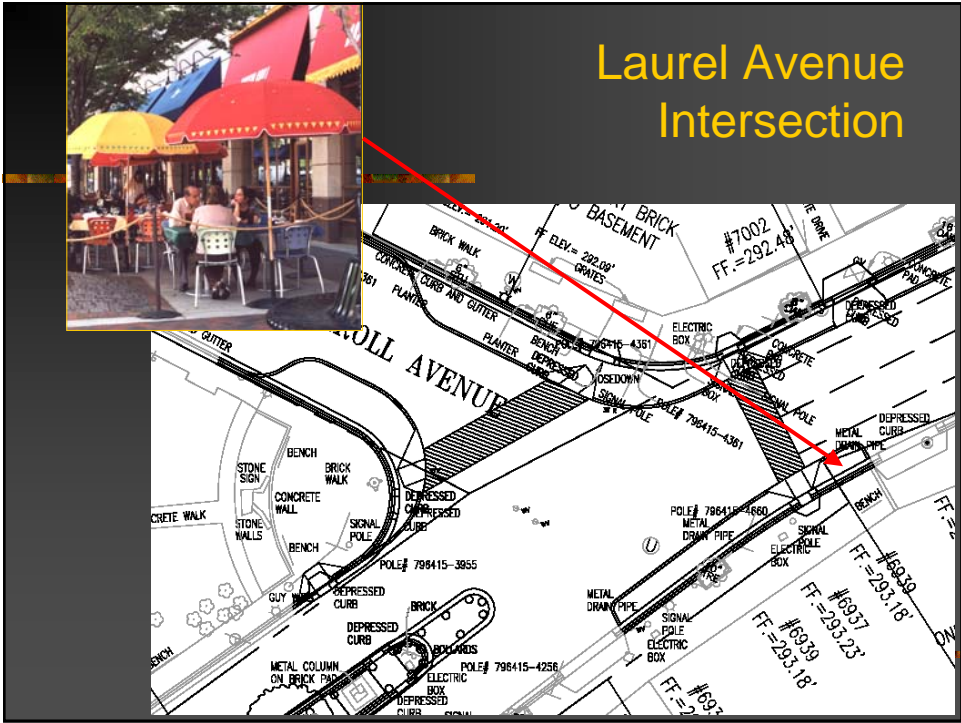
Widen and Replace Sidewalk



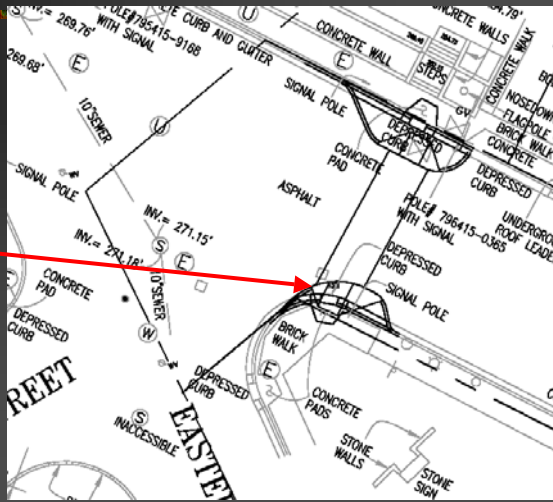
Westmoreland Avenue Intersection



Add on



Eastern Ave Intersection



Constraints

- State Highway Administration
- Funding
 - Areas funded separately
 - Limits on types of improvements
 - Must be encumbered by June 30, 2004

Cost Estimates

- Calculation
- Ranking
- Estimates
 - Residential
 - Commercial

Cost Calculation

- Estimates from multiple contractors
 - Materials
 - Installation
 - Maintenance
- Use most conservative
- 10% of funds reserved for contingencies

Ranking of Priorities (Residential)

1. 5' Obstruction Free Sidewalk
 1. Dependent upon cooperation of property owners
2. Bicycle Lane And Crosswalk Marking
3. Tree Canopy
4. Intersection Pedestrian Safety Modifications (bump-outs, additional bollards and planters, reconfiguring curb ramps)
5. Lighting Conduits
6. Attractive, Low Maintenance Landscaping
7. Sidewalk Art Component
8. Benches & Trash Cans
9. Decorative Paving

Ranking of Priorities (Commercial/Mixed Use)

1. Obstruction free 6' sidewalk
 - a) Dependent upon property owners
2. Tree Canopy
3. Decorative Brick Pavers on sidewalk (Including recycled brick)
4. Intersection Modification (bump-outs, additional bollards and planters, reconfiguring curb ramps)
5. Laurel Avenue Median (all costs)
6. Decorative Crosswalk Markings
7. Benches
8. Trash Cans
9. Pergola
10. Public Art/Sidewalk Art Component

Cost Estimate: Residential

(not finalized as of 3/12)

■ Site Work: \$41,000

- Mobilization
- Survey Stakeout
- Removal of failing curb & gutter
- Saw cuts
- Removal of concrete sidewalk (including driveway aprons)
- Demolition of retaining wall plus excavation of earth
- Remove and replace fencing
- Inlet protection
- Excavation under tree pits, sidewalk, planting areas

Cost Estimate: Residential

(not finalized as of 3/12)

■ Paving: 82,456

- 5" White latex paint (Bike Lane)
- Crosswalk striping (12' wide)
- Curb and gutter
- Concrete sidewalk
- Sidewalk adjustments to meet proposed grade
- Concrete driveway aprons
- Driveway adjustments to meet proposed grade
- Handicap ramps
- Concrete steps

Cost Estimate: Residential

(not finalized as of 3/12)

- Other Site Features: \$ 120,259
 - Reinforced concrete retaining wall with veneer treatment
 - Conduits for future pedestrian lighting electricity
 - Under drains
 - Bollards
 - Benches
 - Trash Cans

Cost Estimate: Residential

(not finalized as of 3/12)

- Topsoil and seeding: 22,985
 - Structural soil
 - Planting soil
 - 4" Topsoil spread by hand
 - Soil preparation for seeding
 - Seeding and mulch
 - General landscape 3'x1' (Topsoil)
 - General Landscape 1'x.5' (Topsoil)

Cost Estimate: Residential

(not finalized as of 3/12)

- Landscaping: \$ 21,500
 - Bulbs
 - Perennials
 - Shrubs – 24-36"
 - Ornamental flowering trees
 - Street trees (2-2 ½ inches in caliper)

Cost Estimate: Residential

(not finalized as of 3/12)

- Design: \$ 49,300
 - Design Services (from survey to engineering)
 - Sediment & Erosion Control
 - Traffic control and management

Cost Estimate: Residential

(not finalized as of 3/12)

- Sidewalk Art: \$10,000
- Contingency Fund: \$37,500



Cost Estimate: Residential

(not finalized as of 3/12)

Site Work	\$ 41,000
Paving	82,456
Other Site Features	120,259
Topsoil and Seeding	22,985
Landscaping	21,500
Design	49,300
Sidewalk Art	10,000
Contingency Fund	37,500

Total: \$375,000

Cost Estimate: Commercial Area

- Cost estimate has not been finalized as of March 12th
- Total: \$275,000

This concludes staff presentation.

Thank you